

**Edgewater – Planned Development Exhibit
Brazos County Review**

**Development “Exhibit” Review
Comments and Suggestions by Munger, P.E.
(979) 822-2127
19 November 2012 (amended 29 Apr 2013)**

Sheet No	Description
1 of 1	Comment: See email response from Munger to Zimmerman/Picha dated 2/8/12 requesting Traffic Impact Analysis for development. County’s concerns go toward effect of development onto County Maintained Chick Lane (accessing Leonard Road) and effect of development onto County Maintained (Future Autumn Lakes Extension) built in County.
1 of 1	Comment: See BCS Unified Design Guidelines for Street and Alleys. Table III (Page 12) provides minimum criteria for ROW for a given roadway functional classification. There are discrepancies between Exhibit Functional Classification and City of Bryan Thoroughfare Functional Classification as Follows:
1 of 1	Comment: Discrepancy - Autumn Lake Drive extension shown on Exhibit as “Minor Collector” which would require 60’ ROW and additional 5’ Easement outside of ROW on each side. If Developer follows Thoroughfare Plan which shows “Major Collector”, then 80’ ROW is required. PLEASE CLARIFY so that ROW is properly platted.
1 of 1	Comment: Discrepancy – Annexed portion of Chick Lane (adjacent to Phase 7) is not addressed by the Exhibit. HOWEVER, the City of Bryan Thoroughfare Plan shows this portion as a Minor Arterial requiring 100’ ROW. PLEASE CLARIFY so that ROW is properly platted.
1 of 1	Comment: Existing ROW for portion of Autumn Lakes extension between 2 City of Bryan portions is insufficient for a collector (Minor or Major). The existing ROW is less than 50’ width. The developer sets aside the ROW for at least one side of road within development, however this portion lies outside of development. How does City plan to address acquisition of needed ROW for development of proposed roadway?
1 of 1	Suggestion: Develop Major Collector in Phases 6 & 7 (from existing Chick Lane to proposed Autumn Lake Drive) concurrent with development in Phases 1-4.